

132.0

0003

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

978,600 / 978,600

USE VALUE:

978,600 / 978,600

ASSESSED:

978,600 / 978,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		WINDERMERE PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LANDAU STEVEN H & BARBARA K	
Owner 2:	
Owner 3:	

Street 1: 6 WINDERMERE PK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WADE WILLIAM C/TRS -

Owner 2: BARBARA A WADE 2015 FAMILY TR -

Street 1: 6 WINDERMERE PK

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,933 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4933		Sq. Ft.	Site		0	90.	1.15	10									511,191						511,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								85053
								GIS Ref
								GIS Ref
								Insp Date
								10/21/16

1 of 1

CARD

ARLINGTON

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USE VALUE:

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978,600 / 978,600

Prior Id # 1:	85053
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:38:19
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION		
Type:	15	- Old Style
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	GREY	
View / Desir:		

TH FEATURES	
Bath	1
Bath:	1
Bath:	Rating:
QBth	Rating:
Bath:	1
HBth:	Rating:
hrFix:	1
HER FEATURES	
Kits:	1
Kits:	Rating:
Frpl:	1
Frpl:	Rating:

SKETCH

ENT 5 (25)	EFP (25)	9	10 EFP (120) 12
32			
24			2
		UAT SFL FFL BMT (768)	
13		8 EFP4 (24)	13

GENERAL INFORMATION

Grade:	C+	Average (+)
Year Blt:	1935	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:	G17	Fact:
Const Mod:		
Lump Sum Adt:		

CONDOS INFORMATION

Location: _____
Total Units: _____
Floor: _____
% Own: _____
Name: _____

VI 1	RM: 7	BRs: 3	Baths: 1	HB: 1
Totals	RM: 7	BRs: 3	Baths: 1	HB: 1

REMODELING		RES BREAKDOWN			
		No Unit	RMS	BRS	FL
Exterior:		1	7	3	M
Interior:					
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:		Totals			
General:		1	7	3	

INTERIOR INFORMATION

APPRECIATION

vs Cond:	VG - Very Good	4
unctional:		
conomic:		
Special:		
Override:		
Total:		4

ALC SUMMARY

COMPARABLE SALES

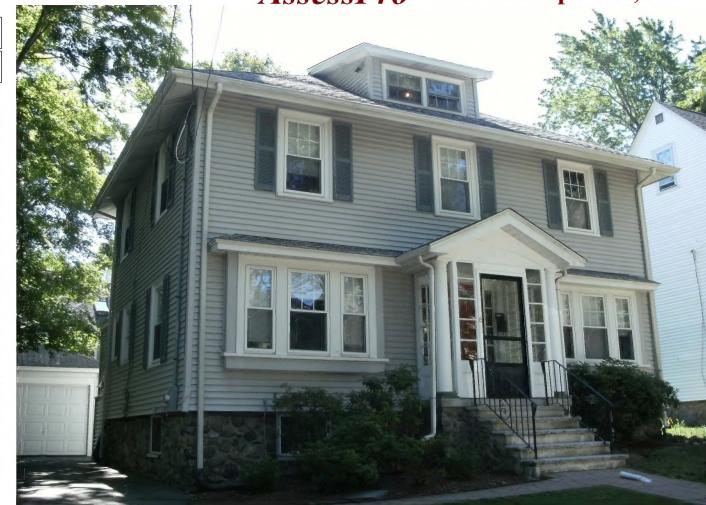
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	768	52.530	40,339						
FFL	First Floor	768	175.080	134,464						
SFL	Second Floor	768	175.080	134,464						
UAT	Upper Attic	192	70.030	13,446						
EFP	Enclos Porch	169	43.760	7,396						
ENT	ENTRY	25	26.660	667						
Net Sketched Area:		2,690	Total:	330,776						
Size Ad	1536	Gross Are	3266	FinArea	1536					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____
SPEC FEATURES/YARD ITEMS PARCEL ID 132.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim		Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X20		A	AV	1935	24.62	T	40	101			3,800			3,800